132.0	0003	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	884,300 / 884,300
					USE VALUE:	884,300 / 884,300
					ASSESSED:	884,300 / 884,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
105		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEUNIER MARC-ANTOINE &
Owner 2:	MEUNIER HEATHER M
Owner 3:	
Street 1:	9025 172ND AVE NE
Street 2:	
Twn/City:	REDMOND
St/Prov:	WA Cntry: Own Occ: N
Postal:	98052 Type:

PREVIOUS OWNER

Owner 1:	HOWELL HENRY P--ETAL -
Owner 2:	HOWELL ELIZABETH M -
Street 1:	105 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,517 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1666 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7517.000	303,300		581,000	884,300
Total Card	0.173	303,300		581,000	884,300
Total Parcel	0.173	303,300		581,000	884,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.79 | /Parcel: 530.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85115
GIS Ref
GIS Ref
Insp Date 04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 132.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,300	0	7,517.	581,000	884,300	884,300	Year End Roll	12/18/2019
2019	101	FV	234,700	0	7,517.	613,200	847,900	847,900	Year End Roll	1/3/2019
2018	101	FV	233,700	0	7,517.	451,900	685,600	685,600	Year End Roll	12/20/2017
2017	101	FV	233,700	0	7,517.	432,500	666,200	666,200	Year End Roll	1/3/2017
2016	101	FV	233,700	0	7,517.	400,200	633,900	633,900	Year End	1/4/2016
2015	101	FV	221,200	0	7,517.	335,700	556,900	556,900	Year End Roll	12/11/2014
2014	101	FV	177,200	0	7,517.	327,900	505,100	505,100	Year End Roll	12/16/2013
2013	101	FV	177,200	0	7,517.	312,400	489,600	489,600		12/13/2012

!10324!

PRINT

Date	Time
12/11/20	00:38:43

LAST REV

Date	Time
09/29/20	14:56:45
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10324

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOWELL HENRY P-	57230-91		8/1/2011		495,000	No	No		
	12844-188		8/14/1975		40,000	No	No		N

USER DEFINED

Prior Id # 1:	85115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2014	464	Inter Fi	77,500					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2020	Mail Update	JO	Jenny O
4/21/2018	MEAS INT REF	BS	Barbara S
6/18/2014	Info Fm Prmt	PC	PHIL C
7/3/2012	Left Notice	JBS	JOHN S
2/28/2012	Inspected	BR	B Rossignol
11/1/2011	MLS	EMK	Ellen K
11/22/2008	Meas/Inspect	189	PATRIOT
12/11/1999	Inspected	263	PATRIOT
11/18/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7517		Sq. Ft.	Site		0	90.	0.86	10									580,957						581,000	

Total AC/HA: 0.17257 | Total SF/SM: 7517 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 580,957 | Spl Credit | Total: 581,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	91800
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372593
Depreciation:	69302
Depreciated Total:	303291

COMMENTS

STAIRS TO UAT, OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

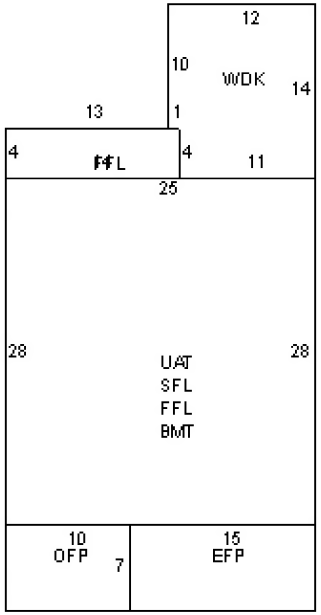
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.93
Special Features:	0	Val/Su Net:	113.60
Final Total:	303300	Val/Su SzAd	208.31

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	756	175.480	132,665
BMT	Basement	700	62.910	44,037
SFL	Second Floor	700	175.480	122,838
UAT	Upper Attic	175	70.190	12,284
WDK	Deck	164	12.100	1,984
EFP	Enclos Porch	105	53.150	5,581
OFP	Open Porch	70	40.070	2,805
	Net Sketched Area:	2,670	Total:	322,194
Size Ad	1456	Gross Are	3195	FinArea 1666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: